



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 5, 2016
1610-PUD-19
Exhibit 1

Docket Number: 1609-PUD-14 (Ordinance No. 16-35)

Petitioner: CR White Aurora, LLC

Request: Petitioner requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

Current Zoning: Aurora PUD District and AG-SF1

Current Land Use: Agricultural

Acreage: 317 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Concept Plan Comparison
5. Illustrative Character Exhibits
6. Aurora PUD Ordinance (Ord. 16-35)
7. Project Summary
8. Traffic Impact Letter
9. Public Hearing Issue List and Responses
10. Original Aurora PUD (Ord. 06-55)
11. Neighborhood Meeting Summary
12. Public Comments

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the September 12, 2016, City Council meeting. The petition received a public hearing at the October 3, 2016, Advisory Plan Commission (the "APC") meeting. The petitioner held neighborhood meetings on September 29, 2016 and November 1, 2016.

After receiving feedback from the City, the format of the ordinance has been modified from its original submittal (and from what was presented for the October 3, 2016 public hearing) into an ordinance format that is more customary of the PUD Ordinances Westfield typically processes today.

The proposed PUD Ordinance would replace the original Aurora PUD Ordinance (Ord. 06-55) (the "Original Aurora PUD Ordinance"). This approach would result in a single PUD ordinance that simply includes all applicable standards to the real estate, just like what the City would see for a new PUD proposal.

PROJECT OVERVIEW:

Project Location: The 317-acre Aurora PUD is located on the east side of U.S. 31, and has frontage on the south side of State Road 38. The Aurora PUD also fronts on the west side of Grassy Branch Road. 202nd Street/203rd Street bisects the real estate east to west (see **Exhibit 2**). Adjacent property to the north, west, and south is zoned AG-SF1. Adjacent property in the southwest corner is zoned General Business. A future extension of East Street will traverse the Aurora PUD project and align with Anthony Road at State Road 38.

Project History: The Original Aurora PUD Ordinance was approved by the Westfield Town Council on December 11, 2006 (Ord. 06-55). The property was not developed after the 2006 approval.

ZONING REQUEST:

The petitioner requests this modification to the Aurora PUD to reconfigure the project and update the standards to provide development opportunities for the current market. The items below highlight the big-picture modifications that the current proposal includes:

1. **Default to the UDO Standards.** Just like any new PUD proposal, the Aurora PUD Ordinance defaults to the Westfield Unified Development Ordinance, except as modified by the PUD Ordinance. Standards from the Original Aurora PUD Ordinance make up most of the listed modifications from the UDO's standards.
2. **Residential (Townes and Villas).** The Aurora PUD Ordinance reduces the total maximum number of permitted residential units from 694 units to 250 units (which is an increase of 56 units from the October 2016 version). The number of residential districts was reduced from four (4) in the Original Aurora PUD to two (2) in the proposed Aurora PUD. The two remaining residential districts (the Townes and the Villas) are on the eastern edge of the project and serve as a transition from existing residential to commercial/industrial.

The Townes district allows single-family detached as well as attached townhomes and/or condos. The maximum number of proposed residential units in the Townes is 180 units. The Villas district allows single-family detached as well as duplexes, triplexes, or quads. The maximum number of proposed residential units in the Villas is 70 units.

Architectural requirements are largely unchanged from the Original Aurora PUD District requirements for each of these districts. Character exhibits are also included in the ordinance.

3. Industrial Park (Commerce Parke). The Aurora PUD Ordinance increases the size of the Commerce Parke District from 85 acres to 213 acres. The Original Aurora PUD Ordinance included two (2) separate Commerce Parke Districts. The proposed Aurora PUD Ordinance further separates the Commerce Parke into three (3) different districts. District 2 is the largest Commerce Parke District, and it would allow open industrial, enclosed industrial, and other business uses. District 1 serves as a transition down from District 2 by only allowing enclosed industrial and local business uses. Finally, District 3 serves as another transitional step down by allowing only enclosed industrial and local business uses, but requiring enhanced architectural treatment for buildings abutting roadways or residential areas.

Architectural requirements are largely unchanged from the Original Aurora PUD District requirements for the Commerce Parke District. Character exhibits are also included in the ordinance. All three areas allow outdoor storage areas and include screening requirements that are similar to what is found in the UDO for Open Industrial users.

4. U.S. Highway 31 Uses (Business Parke). The Aurora PUD decreases the size of the Business Parke, which fronts along U.S. Highway 31, from 56 acres to 20 acres. This district allows hotel and office uses, while requiring three-story buildings, at a minimum. The architectural and development standards of the Original Aurora PUD would still apply to this smaller area. Character exhibits are also included in the ordinance. And just as in the Original Aurora PUD Ordinance, the U.S. Highway 31 Overlay standards do not apply, as more enhanced architectural and development standards are included in the Aurora PUD Ordinance.
5. Commercial/Retail Uses (The Shoppes). The proposed Aurora PUD Ordinance defaults to the Local Business list of permitted uses for the retail/commercial area (The Shoppes). The proposal also allows for a hotel/motel use, while not allowing a fast food restaurant adjacent to State Road 38. The Shoppes District defaults to the State Road 32 Overlay requirements for architecture. Character exhibits are also included in the ordinance.
6. East Street Extension. The Westfield Thoroughfare Plan contemplates East Street running from State Road 32 to State Road 38. Currently, East Street spans from State Road 32 to 196th Street. The last segment of the road would run from 196th Street to State Road 38. The proposed alignment of East Street through the Aurora project area was designed by the City. It aligns with Anthony Road because it is the safest and most cost-effective route for this final segment of East Street. The petitioner submitted a Traffic Impact Letter, which notes that a future signal at East Street and State Road 38 will likely be warranted when the retail is developed, but is not warranted now. The Westfield Public Works Department concurs with this assessment.

7. Landscaping and Buffers. The Aurora PUD defaults to the UDO for landscaping, except modified buffer yard standards are established in the PUD Ordinance.

8. Additional Acreage. The version of the Aurora PUD that was filed in September 2016 included three (3) additional acres into the Commerce Parke District. The three (3) acre property is currently owned by the Heitmans (see Figure 1 below). On December 1, 2016, the Department received a message from the Heitmans stating that they have withdrawn their consent to be a part of this zoning petition, and their acreage is to be removed from the Aurora proposal. Given the timing of this change, there are still a few modifications to the Aurora PUD Ordinance and its exhibits that will need to be completed before any final action by the City Council would be taken. These changes were not made for the December 5th APC meeting, but they include updating the legal description, updating the concept plan exhibits, and modifying the landscaping buffer yard section regarding buffering around the Heitman property (Section 7.3, C, 2, c of the Aurora PUD Ordinance).

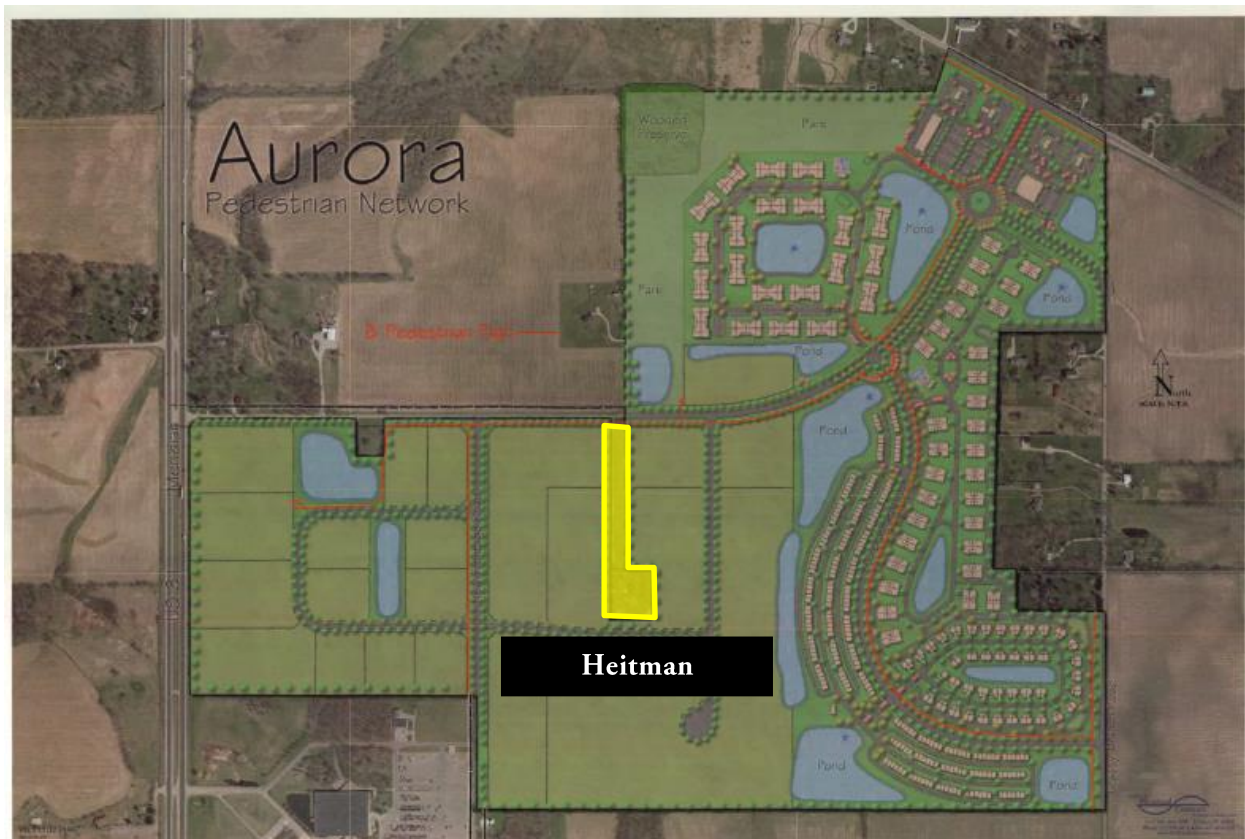


Figure 1: Heitman Property

9. Land Use Districts. The various land use districts were reconfigured from the Original Aurora PUD, as identified in the table below and shown in Figure 2:

DISTRICT	ORIGINAL SIZE	PROPOSED SIZE	UNDERLYING ZONING
Business Parke (US 31 frontage/3-story office buildings)	56 ac	20 ac	GB
Commerce Parke (industrial park)	85 ac	213 ac	
Commerce Parke Dist 1			EI
Commerce Parke Dist 2			OI
Commerce Parke Dist 3			EI
The Shoppes (retail/commercial)	17 ac	17 ac	LB
The Townes (residential)	40 ac	40 ac	SF-4 (single-family detached) MF-2 (multi-family)
The Villas (single-family; duplexes/quads)	36 ac	27 ac	SF-4 (single-family detached) SF-A (duplexes or quads)
The Vistas (multi-family)	36 ac	0 ac	-
The Gardens (single-family)	18 ac	0 ac	-
Sunrise Park (city park)	24 ac	0 ac	-

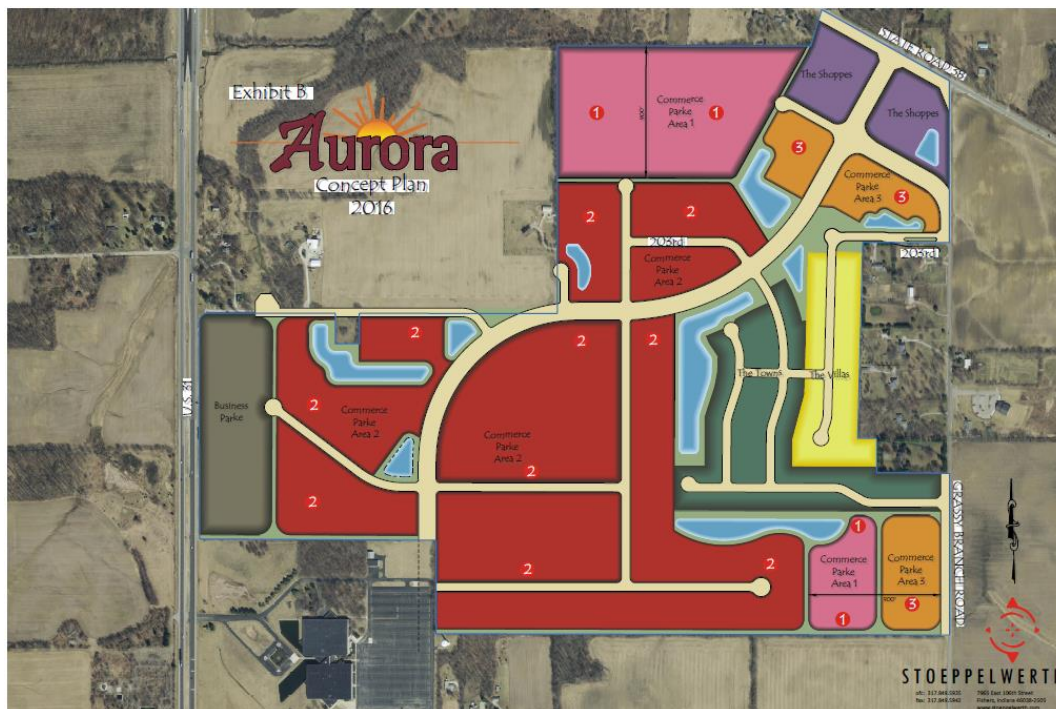


Figure 2: District Map

10. Comprehensive Plan: The Aurora PUD falls within an area that has been planned to be developed as a business park at least since the community's 2020 Comprehensive Plan in 1999¹. The Aurora PUD falls within the Business Park land use area of the current Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan")². Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

MODIFICATIONS SINCE THE PUBLIC HEARING:

Since the public hearing on October 3, 2016, the petitioner has made some modifications in order to address comments made by neighbors, APC members, Council members, and staff. The list below highlights the major modifications that were made after the public hearing:

1. The PUD Ordinance format was updated to conform to the current standard and expectation for a PUD District Ordinance.
2. The maximum number of residential units was increased from 194 units to 250 units.
3. The Commerce Parke was divided into three (3) sub-districts so the heavier industrial uses can transition to lighter uses nearby and adjacent to existing residential. District 1 and District 3 allow only EI and LB uses. District 3 requires State Road 32 Overlay architecture and limits the maximum square footage of a single building to 65,000 square feet. And District 2 (the largest district) allows OI (with some exceptions), EI, GB, and LB uses.
4. The Shoppes District defaults to the State Road 32 Overlay architectural requirements.
5. Signage limitations were added to The Shoppes District. Electronic signage is not allowed and reverse channel lighting is required for wall signs facing State Road 38 as long as there is active residential home(s) on the north side of State Road 38.

¹ Westfield's 2020 Comprehensive Plan: Comprehensive Plan Map (Figure 40 on Page 47) shows the area east of U.S. 31, south of State Road 38, west of Grassy Branch Road, and north of 196th Street as appropriate for low and medium intensity commercial/industrial. The area immediately adjacent to Grassy Branch Road was identified as medium density, varied residential. The 2020 Comprehensive Plan was adopted in December 1999 (Res. 99-10).

² Westfield-Washington Comprehensive Plan: Future Land Use Map (Page 24). The Comprehensive Plan identifies the area east of U.S. 31, south of State Road 38, west of Grassy Branch Road, and north of 196th Street as appropriate for business park development. The current Comprehensive Plan was adopted in February 2007 (Res. 07-06).

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 3 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS:

1. **Action:** The Department recommends opening the floor for public comment, given the nature of the changes made to the proposal since the public hearing.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposal, then forward a recommendation to the City Council with the following condition: all necessary changes regarding the withdrawal of the Heitman property are made to the Aurora PUD Ordinance prior to adoption consideration by the City Council.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.